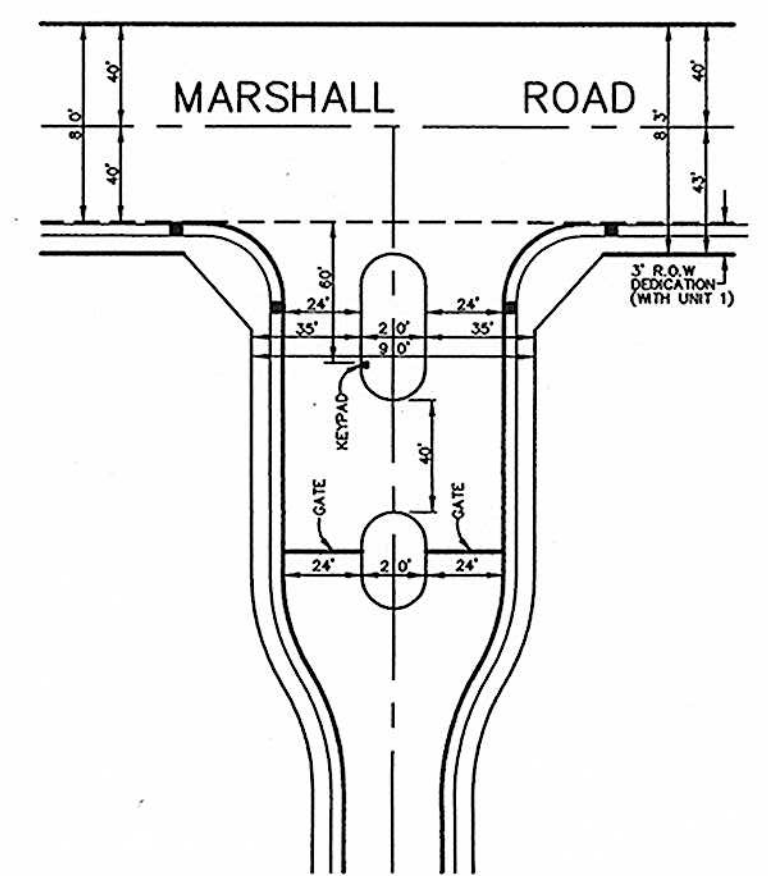
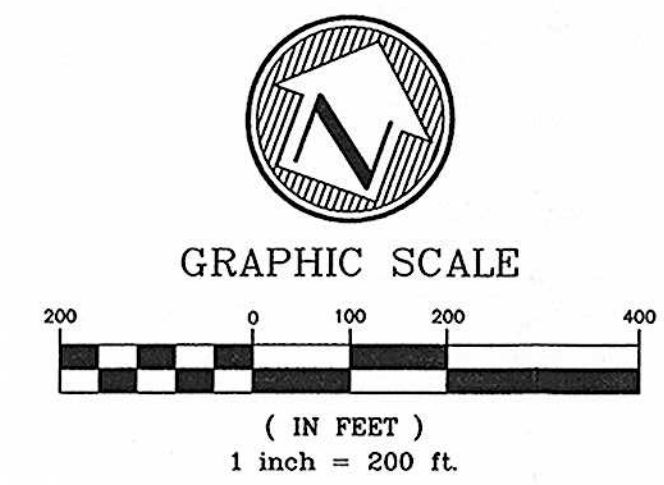
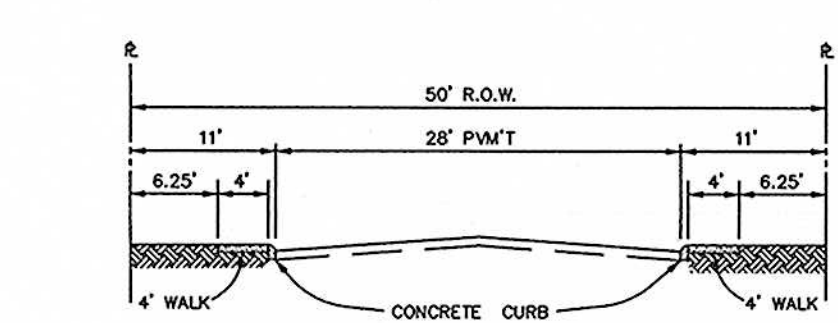


LOCATION MAP



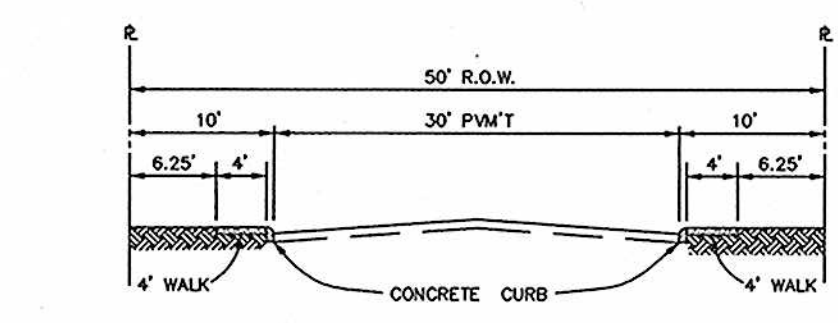
GATE DETAIL "1"

NOT TO SCALE



TYPICAL STREET SECTION

NOT TO SCALE



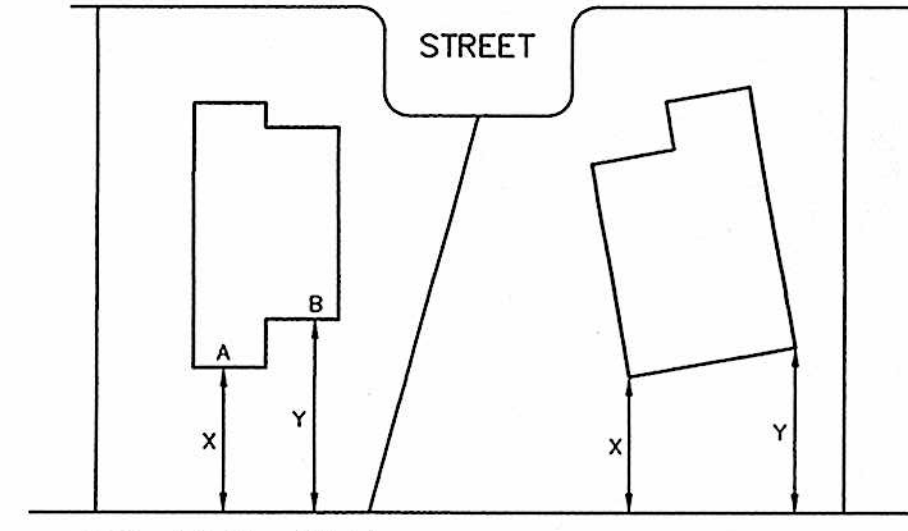
TYPICAL STREET SECTION FOR CUL-DE-SACS GREATER THAN 500 FEET IN LENGTH

NOT TO SCALE

CLEAR VISION AREA

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(d)(5) OF THE UNIFIED DEVELOPMENT CODE.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



M.H.D. (A) (X) + (B) (Y) = 15' A + B X + Y = 15'

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

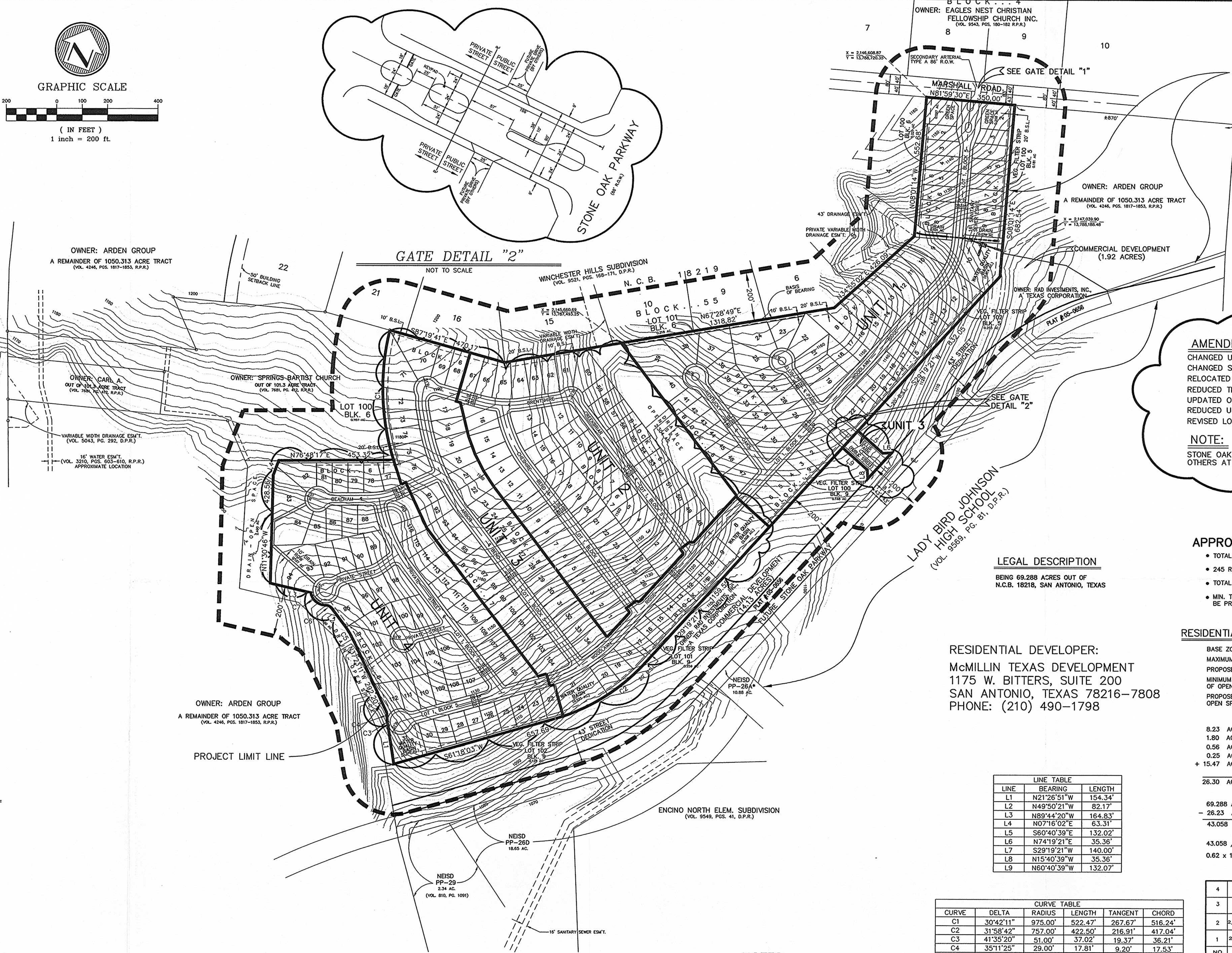
THIS AMENDMENT TO THE MASTER DEVELOPMENT/P.U.D. PLAN OF THE NORTH POINTE P.U.D. PLAN HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

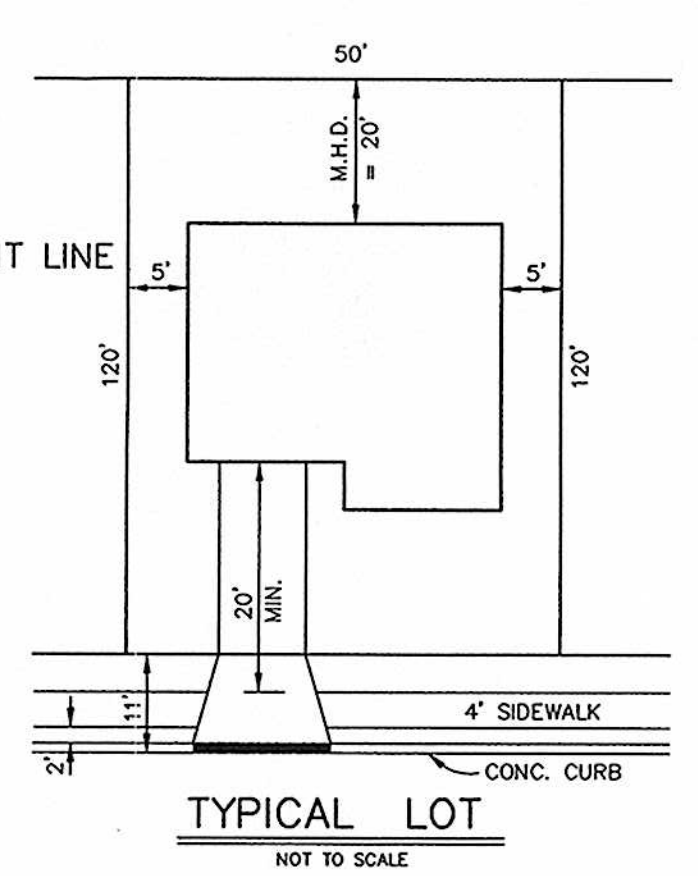
GATE DETAIL "2"

NOT TO SCALE



PROJECT LIMIT LINE

BULVERE RD. (R.O.W. Varies)



TYPICAL LOT

Revision to R.U.D. # 05-005A

APPROVED: _____ Director of Development Services City of San Antonio Date 3/9/07

AMENDMENT:

CHANGED UNIT 2 & 3 PHASING BOUNDARY.
CHANGED STREET CONFIGURATION IN UNIT 4.
RELOCATED ENTRANCE ON STONE OAK PARKWAY.
REDUCED THE NUMBER OF RESIDENTIAL LOTS.
UPDATED OWNERSHIP.
REDUCED UNIT 4 BOUNDARY.
REVISED LOCATION OF CONNECTION TO STONE OAK PARKWAY.

NOTE:

STONE OAK PARKWAY IS BEING CONSTRUCTED BY OTHERS AT THIS TIME.

APPROXIMATELY 260 LOTS

- TOTAL L.F. OF STREET 10,198
- 245 RESIDENTIAL UNITS
- TOTAL RESIDENTIAL ACREAGE 69.288 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	PUD R-6 ERZD
MAXIMUM DENSITY ALLOWED	=	7 LOTS PER ACRE
PROPOSED DENSITY	=	3.52 LOTS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	62%

8.23 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.80 ACRES	DRIVEWAYS (16' X 20')
0.56 ACRES	PATIOS (10' X 10')
0.25 ACRES	3' WALK (3' X 15')
+ 15.47 ACRES	HOUSE SLABS, TYPICAL 2,750 SF (INCLUDES GARAGE)
26.30 ACRES	OCCUPIED SPACE

69.288 ACRES	TOTAL AREA
- 26.23 ACRES	OCCUPIED SPACE
43.058 ACRES	OPEN SPACE

43.058 / 69.288 = 0.62 OPEN SPACE RATIO
0.62 x 100 = 62% PERCENTAGE OF OPEN SPACE



RESIDENTIAL DEVELOPER:
McMILLIN TEXAS DEVELOPMENT
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 490-1798

LEGAL DESCRIPTION

BEING 69.288 ACRES OUT OF N.C.B. 18218, SAN ANTONIO, TEXAS

LINE	BEARING	LENGTH
L1	N21°26'51"W	154.34'
L2	N49°50'21"W	82.17'
L3	N89°44'20"W	164.83'
L4	N07°16'02"E	63.31'
L5	S60°40'39"E	132.02'
L6	N74°19'21"E	35.36'
L7	S29°19'21"W	140.00'
L8	N15°40'39"W	35.36'
L9	N60°40'39"W	132.07'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	30°42'11"	975.00'	522.47'	267.67'	516.24'
C2	31°58'42"	757.00'	422.50'	216.91'	417.04'
C3	41°35'20"	51.00'	37.02'	19.37'	36.21'
C4	35°11'25"	29.00'	17.81'	9.20'	17.53'
C5	12°27'10"	375.00'	81.50'	40.91'	81.34'
C6	52°38'45"	29.00'	26.65'	14.35'	25.72'
C7	78°50'40"	60.00'	82.57'	49.32'	76.20'

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS.
4. THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. ELLIS PARK WILL BE BOTH A PUBLIC STREET AND A PRIVATE STREET. (SEE DETAIL "2", THIS SHEET, FOR LIMITS).

NOTE: LOT 1, BLOCK 5 IS A PRIVATE STREET AND ALSO A WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.

MINOR AMENDMENT OF MDP/P.U.D. PLAN

NORTH POINTE SUBDIVISION

TCB | AECOM

TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210)-734-5351

Unit	1-4	Scale:	1" = 200'	Date	11/27/06
Designed	TCB	Checked	H.E.O'G.	Project No.	52802630
Drawn	R.R.	Approved	H.E.O'G.	Sheet	1 of 1



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Lee Wright

DATE: March 9, 2007

Address: 6800 Park Ten Blvd Ste 180S
San Antonio, TX 78213

FROM: Larry Odis, Case Manager

COPIES TO: File

SUBJECT: PUD# 05-005A

Name: North Pointe(Amended)

The plan referenced above was heard by the

☐ Planning Commission


☒ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED with conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets states: It shall be understood that the submitted MDP Plan is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- UDC 35-506(e)(3) *Reserve Strips*.
- UDC 35-506 (g) *Dedication of Arterial*.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan.

Storm Water Engineering states:

- Given the known hydraulic conditions of this watershed at this time, this development is eligible for FILO. Should the dynamics of the watershed change that show “adverse impact” then a reconsideration to provide detention will be considered.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- Any existing well(s) found on site shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact Kirk Nixon at 233-3523.